

# Stuart Smith (Derby) Ltd.

Residential Property Management

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Derby

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## SCHEDULE OF FEES LANDLORD

<b>Fully Managed Service</b>	
Initial let fee	£294.00 Inc. VAT (£245 plus VAT)
Monthly management charge	10% plus VAT of the monthly rent collected (i.e. £450 monthly rental equated to £45.00 plus VAT totaling £54.00 inclusive of VAT)
Tenancy Deposit Dispute Resolution Claim Swearing of the oath	£42.00 Inc. VAT (£35.00 plus VAT)
Serving of Section 21 on Landlords instruction	£96.00 Inc. VAT (£80.00 plus VAT)
Lease renewal to include rent increase	£60.00 Inc. VAT (£50.00 plus VAT)
Additional inspections (in addition to routine inspections under Management service)	£60.00 Inc. VAT (£50.00 plus VAT)
<b>Let Only Service</b>	
Initial let fee- 6 Month Tenancy Agreement	Equivalent to 3 weeks' rent plus VAT and subject to a minimum charge of £500.00 + VAT (£600.00 inclusive of VAT)  Payable in advance or deducted from first month's rental payment
Initial let fee- 12 Month Tenancy Agreement	Equivalent to 4 weeks' rent plus VAT and subject to a minimum charge of £600.00 + VAT (£720.00 inclusive of VAT)  Payable in advance or deducted from first month's rental payment
Protection of the tenancy deposit with The Deposit Protection Service	£114.00 Inc. VAT (£95.00 plus VAT)  Payable in advance or deducted from first month's rental payment
Renewal agreement fee	£96.00 Inc. VAT (£80.00 plus VAT)
Checkout inspection	£120.00 Inc. VAT (£100.00 plus VAT)
Tenancy Deposit Dispute Resolution Claim	£180.00 Inc. VAT (£150.00 plus VAT)

Tenancy Deposit Dispute Resolution Claim swearing of the oath	£48.00 Inc. VAT (£40.00 plus VAT)
Serving of Section 21	£180.00 Inc. VAT (£150.00 plus VAT)
Serving Section 13(2) Notices in respect of rent increases	£96.00 Inc. VAT (£80.00 plus VAT)
<b>Additional Fees</b>	
Gas Safety certificate	Minimum Charge £84.00 inclusive of VAT  The total price is dependent on the number of Gas appliances in the property.
Energy Performance Certificate	£102.00 Inc. VAT (£85.00 plus VAT)
Tamperproof 10 year Smoke Alarms	£84.00 Inc. VAT (£70.00 plus VAT) per alarm
Tamperproof 10 year Carbon Monoxide Alarms	£60.00 Inc. VAT (£50.00 plus VAT) per alarm
Legionnaires Risk Assessment	£66.00 Inc. VAT (£55.00 plus VAT) per alarm if conducted with a gas safety inspection, or on a standalone tariff of £90.00 Inc. VAT (£75.00 plus VAT).
Key cutting	Please note: for additional bathrooms/ en-suite or a utility room, there would be an additional charge of £18.00 Inc. VAT for each outlet (£15.00 plus VAT) One key £18.00 Inc. VAT (£15.00 plus VAT) Additional keys £6.00 Inc. VAT (£5.00 plus VAT)
Utility top-ups (Key cards/ Pre-payment cards)	Top-up invoice total plus £18.00 Inc. VAT (£15.00 plus VAT)
Sale of the property to a tenant	1.5% plus VAT of the purchase price
Early Determination Fee- Landlord sells property whilst tenants in situ	£500.00 Inc. VAT